LOT 17
DECL COV & RESTR OR 1458/887
PRIVATE QUARTERS PB 7/175

TAMMEN JAMES
49F CURTIS AVENUE
MARLBOROUGH, MA 01752

2026

26-2N-28-168P-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

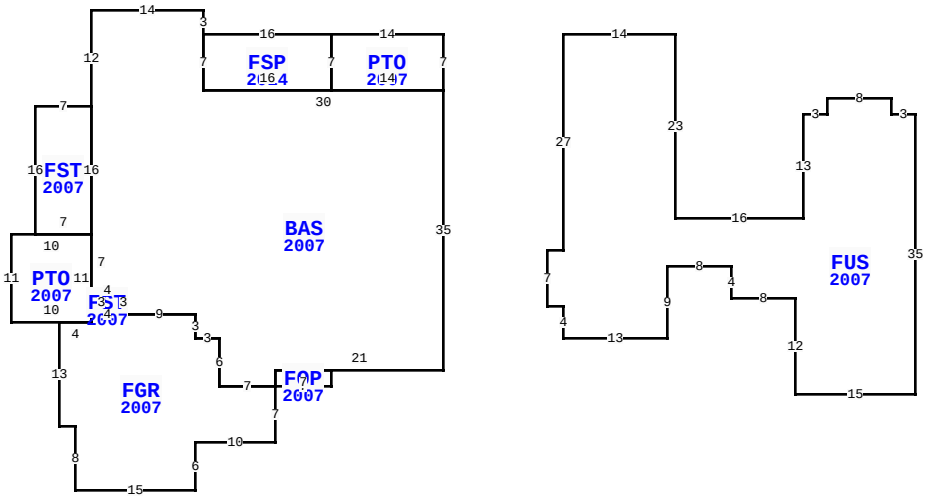
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	2007	1,579	225,075
FGR	442	55	2007	243	34,638
FOP	14	30	2007	4	571
FSP	112	40	2014	45	6,415
FST	12	55	2007	7	997
FST	112	55	2007	62	8,838
FUS	1,187	100	2007	1,187	169,198
PTO	98	5	2007	5	713
PTO	110	5	2007	6	855
TOTALS	3,666			3,138	447,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,138	149.1780	156.64	491,536	2007	2007	0	0	0	9.00	91.00

1 TOWNHOUSE 100% - 2015 Heated Area: 2766 HX Base Yr 2015



94036 HEMLOCK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,298
TOTAL MARKET OB/XF VALUE		3,120
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		570,418
SOH/AGL Deduction		201,662
ASSESSED VALUE		368,756
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		317,345
TOTAL JUST VALUE		570,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618168	NEW CONSTR	0	12/01/2006
C18168	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2873/070	6/01/2026	WD	Q	I	01	750,000
GRANTOR: FAINER FAMILY REVOCAB						
GRANTEE: TAMMEN JAMES						
1887/0877	10/31/2013	WD	Q	I	02	285,000
GRANTOR: PRIVATE QUARTERS ACQU						
GRANTEE: FAINER JAMES & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W14FSP=[YR=2014] W16BAS=[YR=2007]
N3W14S12FST=[YR=2007] W7S16E7N16$S16 PTO=[YR=2007]
W10S11E10N11$S7 FST=[YR=2007] S3E4N3W4$E4S3FGR=[YR=2007]
W4S1W4S13E2S8E15N6E10N7W7N6W3 N3W9$E9S3E3S6E7FOP=[YR=2007]
E7N2W7 S2$N2E21N35W30N7$S7E16N7$S7E14 N7$ PTR=E15
FUS=[YR=2007] S27W2S7E2 S4E13N9E8S4E8S12E15N35W3N2W8S2
W3S13W16N23W14$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
3	1126	CB/STC 8"	0	100	8	0	32.00	SF	8.00	8.00	100	2007	2007	3	86	220	
4	1075	TRELLIS G	0	100	10	8	80.00	SF	35.00	35.00	100	2007	2007	3	40	1,120	

LAND DESCRIPTION

TOTAL OB/XF 3,120

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS